

APPENDIX 10

DESIGN BRIEF - REDEVELOPMENT OF FRANK KITTS PARK

Design Brief

for **FRANK KITTS PARK Redevelopment including a CHINESE GARDEN**

Prepared by the

Technical Advisory Group

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Intention

This brief provides criteria for the redesign of Frank Kitts Park, including providing a Chinese Garden. This is and will remain a major green open space (Framework pp 27, 35), complementing the new larger green space of Waitangi Park.

Wellington Waterfront Framework

All italicised and page referenced text below is quoted from the Waterfront Framework.

While the entire Waterfront Framework, and all its values, objectives and principles are to be considered, the Framework outlines a clear intention for Frank Kitts Park:

This is a large green park and a centre for outdoor activities both on and off the water. There is a concern that the park faces the city and does not open out to the water's edge. However with the exception of the need for improvements around both the quay edge and the water edge, and the end of the Events Centre, work in this area is not seen as a priority. (p35)

The Framework notes:

The waterfront can be thought of as a string of open spaces of different sizes and types. They reflect the character of different parts of the waterfront and their relation to central city spaces. (p14)

Briefing Considerations

1 General design approach

- 1.1 Apply creative and strategic thinking to improve the Park's role in Wellington responding to the new presence of Waitangi Park as a venue for external

events, and the Chinese Garden as an opportunity to enhance this part of the waterfront.

- 1.2 Respond skillfully to the integrity of the initial park design and selectively retain some features.
- 1.3 Maximise the benefits of a limited budget to achieve critical outcomes by economic means.
- 1.4 Describe alternative locations for the Chinese garden, and an assessment of their implications for review by WWL, WCGS and the WDSC/TAG prior to confirmation of a single preferred design direction.

2 Activity

- 2.1 Design to *meet the needs of a diverse range of people*. (p18)
Maintain a children's play area, and consider provision of some sheltered spaces for rest and contemplation.
- 2.2 Consider potential for providing a range of possible sites for performance, *including sites for outdoor performances and sites for temporary events*. (p25). Current temporary events are as noted on the appended WWL list.
- 2.3 Design for reasonable flexibility of use. The Framework notes that *responsiveness to changes in use will ensure continued activity and vitality on the waterfront*. (p30)

3 Chinese Garden

- 3.1 Integrate a Chinese Garden that is in the order of 3000 sq.m. The design of the park and Chinese garden must be fully integrated. This will necessitate ongoing design coordination starting at the conceptual design phases to achieve a Chinese Garden and park that are complementary, and that together, contribute to satisfying the requirements of the Waterfront Framework.
- 3.2 The Chinese Garden will provide a contemporary view of being Chinese in New Zealand.
- 3.3 The Chinese Garden will:
 - Create an impression that the space is larger than its actual dimension.
 - Not necessarily be completely surrounded by walls, although access control for safety and security will be an important consideration.
 - Include water features a large pond, large rocks, sizeable trees and pavilions.
 - Include a tea house or other themed outlet serving visitors.
 - Be organized along a single pathway, with a single entrance and single exit. The formal symbolic entrance should face north and the entrance and exit must not be aligned on a single axis.

4 Sense of place

- 4.1 The Framework establishes a principle that: *Any new development will be of a high quality*. (p18) Therefore, sensitivity to context, design creativity and integrity, and compositional coherence are crucial.
- 4.2 Develop the special character of this site, ensuring that it remain *distinctly "Wellington"*. (p18)

Spatial definition, and the location of trees, planting and "hard" landscape elements such as paving and street furniture, should reflect that this is an urban waterfront, and an urban rather than a natural landscape. (p25)

- 4.3 Investigate opportunities to *link heritage and cultural issues with the landscape.* (p 25)
- 4.4 Recognize the Framework's intention that the promenade provide "*a range of changing, rich and interesting experiences*". (p13)
- 4.5 Consider integration of public art and provide opportunities for future location of public art.
Public art should be promoted on the waterfront and be an integral part of the design of any space or a distinct element. (p25)
- 4.6 Consider location and nature of display of the various memorial plaques and artefacts currently in the park.
- 4.7 Draw on the existing family of furniture and other landscape elements for the Waterfront.
- 5 Safety**
- 5.1 Make the Jervois Quay edge of the park safer, especially for children using the playground (pp 27, 35)
- 5.2 Consider safety and in particular natural surveillance of and from the promenade, and from the street and buildings on the city side. (p 35)
- 5.3 Provide for safety in enclosed areas of the Chinese garden.
- 6 Servicing and parking**
- 6.1 Consider parking and drop-off zones, including at the edge of the Quays, to allow access for a wide range of people. (p 35)
- 6.2 Retain the existing covered parking facility. Multi-functional and intensified use in ways that support use of the park and provide for parking might be considered.
- 6.3 Provide for power, data and water services where required to service events.
- 7 Edges, connections and views**
- 7.1 Consider all four edges of the park, addressing the following in particular:
 - the interface between the Park and Jervois Quay, including maintaining a high quality of pedestrian access along the edge of the Quay;
 - The quality of the pedestrian environment and reduction in pedestrian/vehicle conflicts at the Hunter Street corner of the park;
 - relation to the south end of the Events Centre, including opportunity for enhanced activity here while providing for servicing;
 - relation to water at the east and south ends of the park.
- 7.2 Explore opportunities to increase the connection between the water and the park. (pp 27, 35)

Good access to the water itself is a fundamental requirement.
(p25)

This might include exploring the character of the park as a unique "green" edge to the waterfront promenade.

- 7.3 Determine a strategy for high quality pedestrian connection between Lambton Quay and the harbour along the alignment of Willeston Street. Consideration might be given to means of connection with the Council owned site on the corner of Willeston Street and Jervios Quay.
- 7.4 Consider views into and through the park, recognising District Plan viewshafts along Willeston and Hunter Streets:
Existing views down city streets to the harbour and hills should be enhanced and improved and new views created where possible.
The panoramic views from the various open spaces should be enhanced where possible. Framed views are also important to increase the sense of drama and to reinforce the sense of distance and scale. (p25)

8 Coordination with adjoining projects

- 8.1 Coordinate with and complement the *Greening the Quays* project, and consider changes that may occur on adjacent sites. These include the south end of the Events Centre, the lagoon area and potential development of Council owned land on the west side of Jervois Quay.
- 8.2 Consider and make allowance for possible future changes to the south end of the events centre.

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